

058.A

0010

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

654,700 / 654,700

USE VALUE:

654,700 / 654,700

ASSESSED:

654,700 / 654,700

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		PEIRCE ST, ARLINGTON

## OWNERSHIP

Owner 1:	HAMILTON JAMES E	Unit #:	42
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Owner 2:	HAMILTON ELIZABETH ALISON
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Owner 3:	
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Street 1:	64 WOODSIDE RD
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Street 2:	
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Twn/City:	HARVARD
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St/Prov:	MA	Cntry	Own Occ:	N
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Postal:	01451	Type:	
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## PREVIOUS OWNER

Owner 1:	HAMILTON JAMES E -
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Owner 2:	-
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Street 1:	64 WOODSIDE RD
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Twn/City:	HARVARD
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St/Prov:	MA	Cntry	Own Occ:	N
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Postal:	01451	Type:	
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## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1802 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7194																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	654,700			654,700		220378
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18



PRIOR ID # 1:  
PRIOR ID # 2:  
PRIOR ID # 3:  
PRIOR ID # 1:  
PRIOR ID # 2:  
PRIOR ID # 3:  
ASR MAP:  
FACT DIST:  
REVAL DIST:  
YEAR:  
LANDREASON:  
BLDREASON:  
CIVILDISTRICT:  
RATIO:

PRINT	Date	Time
	12/30/21	19:07:47
LAST REV	Date	Time
	02/12/21	10:29:54
	mmcmakin	

## SALES INFORMATION

## TAX DISTRICT

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## SALES INFORMATION

**EXTERIOR INFORMATION**

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	40 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH**

Undisplayed Areas:  
GLA: 1802

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDO INFORMATION**

Location:	
Total Units:	

Floor: 2 - 2nd Floor

% Own: 55.000000000

Name:

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ:	305.00
Size Adj.:	1.23268580
Const Adj.:	0.98990101
Adj \$ / SQ:	372.172
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804270
Depreciation:	149594
Depreciated Total:	654676

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH**

8

**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMS: 7 BRs: 4 Baths: 1 HB

**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**Totals**

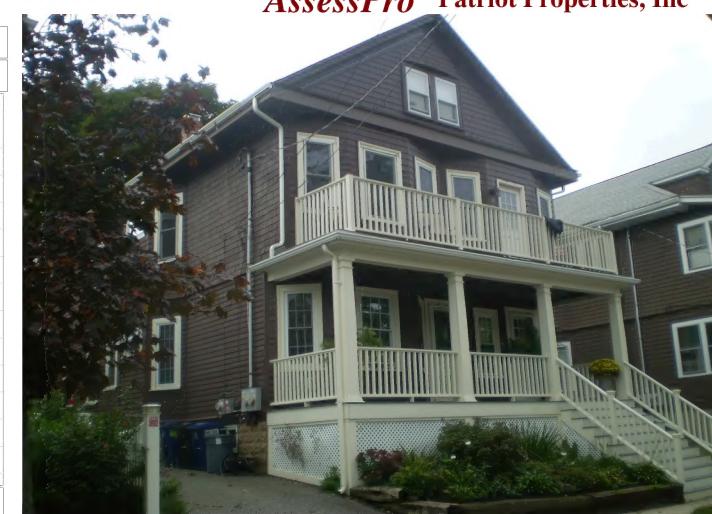
1 7 4

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,802	372.170	670,654						

Net Sketched Area: 1,802 Total: 670,654

Size Ad 1802 Gross Area 1802 FinArea 1802

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: